

THE ROCKY FORK-BLACKLICK ACCORD

STAFF REPORT

Meeting Date: August 20, 2015

Report Date: August 5, 2015

Z15-034: 5372 Central College Rd.

Review and Action regarding a Columbus application to reconfigure the existing combination of Traditional Neighborhood Development (TND) zoning districts on an 89.4 acre tract located on the north side of Central College Road at Hamilton Road.

Proposed Use: Single Family Residential (NE) & Multifamily (NC)

Applicant: MI Homes of Central Ohio c/o Laura MacGregor Comek

| SUB-AREA | REQUESTED ZONING | RFBA DISTRICT | USE TYPE | ACREAGE | SQ. FT. OR # OF UNITS | PROPOSED DENSITY | PERMITTED DENSITY | | PUBLIC PARKLAND (SITE WIDE) | |
|---------------------------------------|---------------------------------|---------------------------|--|------------------|-----------------------|--------------------|-------------------|------------------|-----------------------------|--------------------------|
| | | | | | | | W/O INCENTIVES | W INCENTIVES | PROVIDED | REQUIRED |
| A | Revision of Existing TND Zoning | West Village Neighborhood | Single Family Residential (revised portions) | 18.56 ac (north) | 76 units (north) | 4.09 du/ac (north) | 2.0 Neighborhood | 5.0 Neighborhood | 9.7 ac public parkland + | 6.0 ac public parkland + |
| | | | | 34.41 ac (east) | 94 units (east) | 2.73 du/ac (east) | | | 12.9 ac open space | 19.7 ac open space |
| | | | | | | | | | 22.6 ac total | 25.7 ac total |
| | | | | | | | | | 26.4% | 30% |
| | | | | | | | | | | |
| TOTAL RESIDENTIAL (REVISED AREA ONLY) | | | | 52.97 | 170 | 3.21 | 2.0 | 5.0 | 2.20 | 5.57 |
| TOTAL COMMERCIAL | | | | | | | | | | |
| TOTAL SITE DEVELOPMENT | | | | 85.49 | 482 | 5.64 | 2-5 | 5-8 | 9.7 (22.6) | 6.0 (25.7) |

INTRODUCTION/PROPOSAL SUMMARY:

No development has taken place on this site. The existing zoning districts, approved by Columbus City Council in 2013, and recommended for approval by the RFBA panel in 2012, are:

- Neighborhood Center, NC
- Neighborhood General, NG (alley loaded)
- Neighborhood Edge, NE

The site was platted with single-family lots prior to annexation by the City of Columbus. In 2006 the site was zoned TND, including a portion of the site as Town Center (TC).

The proposed rezoning seeks to reduce the portion of the site currently allocated to the Neighborhood General (NG) zoning due to low demand for alley-loaded single-family. This change would result in an increased amount of Neighborhood Edge (NE), non-alley loaded parcels on the site. Those lots within Neighborhood General that remain will be built out as Neighborhood Edge style homes, as permitted by the TND code. Additionally, a proposed council variance seeks to eliminate the requirement for one tot lot per district. The justification provided is that the site, particularly in the northwest portion, is substantially integrated with the Upper Albany West development directly to the west of the proposal where an existing tot lot is within walking distance. The applicant has also indicated that they intend to pursue a variance to the code requirement that no more than 50% of a site be Neighborhood Edge. The site as it stands would be 59% Neighborhood Edge.

SPECIAL NOTE: This review is based on the proposed application's conformance or lack thereof to the Rocky Fork-Blacklick Accord. Nothing noted in this review is intended to speak to the application's conformance with other city zoning requirements and policies.

| Summary of Proposals to Date | | | |
|------------------------------|------------------|------------------|----------------------------|
| | Z03-109 (2006) | Z12-043 (2013) | Z15-034 (Current Proposal) |
| Total Residential units | 467 (5.47 du/ac) | 508 (5.94 du/ac) | 482 (5.64 du/ac) |
| Total Commercial | 150,000 SF | 0 | 0 |
| Neighborhood Center | | | |
| Acres | 28.3 | 28.99 | 26.06 |
| Units | 211 | 347 | 312 |
| Density | 7.5 du/ac | 12.0 du/ac | 12.0 du/ac |
| Neighborhood General | | | |
| Acres | 26.0 | 17.30 | 8.68 |
| Units | 106 | 45 | 13 |
| Density | 4.1 du/ac | 2.6 du/ac | 1.3 du/ac |
| Neighborhood Edge | | | |
| Acres | 22.2 | 39.19 | 50.74 |
| Units | 59 | 116 | 157 |
| Density | 2.6 du/ac | 2.9 du/ac | 3.1 du/ac |

CONSIDERATIONS:

This site falls within the West Village Neighborhood (north of the main east/west road proposed) and West Village Neighborhood Center. The Neighborhood district is a primarily residential part of the West Village. The Plan recommends single-family, both attached and detached, houses with one outbuilding permitted on each lot. Buildings are situated on smaller lots with shorter setbacks to the front and side yards.

The core of the West Village is the Neighborhood Center. This district builds on existing commercial and multi-family zonings at the Central College and Hamilton intersection by organizing community-scale retail, office and higher density residential uses at the neighborhood's core. It consists primarily of attached buildings and apartment houses without outbuildings.

The Rocky Fork stream corridor runs along the eastern edge of the site.

The site plan anticipates the northerly extension of Hamilton Road, for which no timetable is yet in place. Overhead power lines also follow nearly the same alignment as the Hamilton Road extension. The proposed plan maintains a generally similar road layout but reconfigures the districts to accommodate additional neighborhood edge lots by reducing the amount of neighborhood general (alley loaded) to zero. The neighborhood general lots that remain will be built as neighborhood edge, as permitted by the TND zoning code. The road layout on the portion of the site to the east of Hamilton has been changed resulting in a larger block and reduced east-west connectivity. Staff provided the applicant with concepts to consider to improve this connectivity.

The proposed density for the whole site decreased slightly to 5.64 units/acre.

Setbacks from all sides including setbacks from future Hamilton Road extension remain unchanged as previously approved. The total open space provided increased from 22.4 acres to 22.6 acres. The largest portion of contiguous open space at 10.1 ac, or slightly less than half of the total open space provided, is along and/or within the Rocky Fork stream corridor buffer.

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STAFF COMMENTS:

The purpose of the City's TND code is to promote more walkable, pedestrian scale development with network of open spaces and mixed uses. Interconnectivity of uses is emphasized. The RFBA West Village guidance echoes the intent of the TND code. The revised district layout remains generally consistent with the objectives of both the code and policy guidance. Improved connectivity for the portion of the site east of Hamilton Road is recommended to reduce block size and improve walkability. Staff is otherwise generally comfortable with the proposed changes but does note two issues for consideration.

1. The densest portion of the site lies directly to the east of existing Neighborhood General, alley-loaded homes with small setbacks. Staff encourages the applicant to consider options for providing a transition buffer between the Neighborhood Center (NC) district and the existing single-family homes to the west.
2. Staff notes that the most intense uses are slated to occur within a large contiguous wooded area. As mentioned in previous iterations of review for the site in 2012, the applicant is encouraged to explore options for preserving mature trees. This could potentially be accomplished by providing wooded rear and side yards in the single-family areas, clustering development in the Neighborhood Center district, and preserving trees located within proposed open and civic spaces.

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